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## APPENDIX J: GLOSSARY OF TERMS

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**Aquifer:** An underground formation, group of formations, or part of a formation that contains sufficient saturated permeable material to yield significant quantities of water to wells and springs.

**Beach Nourishment:** The placement of sand or fill material along the shoreline to replace lost material.

**Bikeway:** A transportation facility designed to safely accommodate bicycle traffic. Bikeways are divided into three general classes:

- **Multi-use trails:** Bikeways that are constructed physically separate from roadways.
- **Paved shoulders:** Bikeways constructed adjacent to traffic lanes and generally delineated by pavement markings.
- **Shared roadways:** Bikeways where the travel lanes are shared by all users of the roadway.

**Breakwaters:** Offshore structures usually constructed parallel to the shore and designed to dissipate wave energy before it reaches the shore.

**Bulkhead:** A vertical structure, usually timber or recycled plastic, constructed of pilings and sheeting placed parallel to the shoreline and intended to retain upland soils while providing protection from minimal wave action.

**Capital Improvement Program (CIP):** A multi-year plan to guide the construction or acquisition of capital projects. It identifies needed capital projects, estimates their costs, and lists the year in which each should be started.

**Census Tract:** A small, relatively permanent statistical subdivision of a county or city.

**Chesapeake Bay Preservation Area (CBPA):** Any land designated by the County pursuant to the Chesapeake Bay Preservation Area Designation and Management Regulations, VR 173-02-01, and sections 10.1-2100, et seq., Code of Virginia. The Chesapeake Bay Preservation Area consists of a resource protection area and a resource management area.

**Cluster subdivision:** A form of residential development that concentrates dwellings in a specified area with a corresponding reduction in lot area and dimension requirements in order to allow the remaining land area to be devoted to perpetual common open space which may be used for recreation, both active and passive, and the preservation of environmentally sensitive areas. Also may be referred to as “open space development.”

**Colonial Soil and Water Conservation District:** The local division of the Virginia Department of Conservation and Recreation. Its responsibilities include developing comprehensive programs and plans for the conservation of soil and water resources and control and prevention of soil erosion.

**Comprehensive Plan:** The long-range plan, adopted by the Board of Supervisors in accordance with Section 15.2-2226 of the Code of Virginia, for the physical development of York County. Pursuant to Section 15.2-2230 of the Code of Virginia, the comprehensive plan must be reviewed – and, if necessary, revised – at least once every five years.

**Density:** The number of housing units per unit of land (typically expressed in units per acre).

- **Gross density:** Gross density is calculated by including all the land within the boundaries of a particular tract, parcel, or area.
- **Net density:** Net density is calculated by excluding certain areas including streets, easements, water areas, lands with environmental constraints, and other such areas.

**Development:** The division of land into two or more parcels, or the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance, or any use or extension of the use of the land.

**Drainage:** The removal of surface water or groundwater from land by drains, ditches, piping, grading, or other means.

**Groin:** A shore protection structure, usually a timber “wall,” built perpendicular to the shore to trap sand moving along the shore in order to accrete sand and thus retard erosion.

**Housing (or dwelling) unit:** A single unit of one or more rooms providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, cooking, and sanitation.

- **Accessory apartment:** A separate and complete housekeeping unit that provides complete living, sleeping, sanitation, and cooking facilities. Such unit may be contained within or outside of a primary residence but is clearly secondary to a primary single-family housing unit located on the same lot.
- **Single-family attached:** A row or combination of at least two one-family housing units, with each unit having separate outside access, each unit separated from any other unit by one or more common fire-resistant walls, and each unit located on a separate lot. The term “single-family attached” includes the following types of dwellings:
  - **Duplex:** A one-family housing unit attached to one other one-family housing unit by a common vertical fire-resistant wall, with each housing unit located on a separate lot.
  - **Multiplex:** A one-family housing unit in a combination (back-to-back, side-to-side, or back-to-side) of at least three such units with each unit having at least two exterior walls, each unit separated from any other by common fire-resistant walls, and each unit located on a separate lot.
  - **Townhouse:** A type of multiplex unit, in a row of at least three such units, with each having its own front and rear or side access to the outside, each unit separated from any other by common fire-resistant walls, and each unit located on a separate lot.
- **Single-family detached:** A one-family housing unit that is surrounded on all sides by yards or other open space located on the same lot and which is not attached to any other dwelling by any means.

**In-fill development:** The development of small, scattered vacant sites that are surrounded or essentially surrounded by existing development and which because of location, configuration, access requirements, adjacent development patterns, or similar characteristics, may necessitate special consideration during the development process.

**Intelligent Transportation System (ITS):** The application of advanced technologies (e.g., electronics, communications, and information processing) to improve the efficiency and safety of a transportation system.

**Intensely Developed Area:** A portion of a resource protection area or a resource management area designated by the County where development is concentrated and little of the natural environment remains.

**ISTEA (Intermodal Surface Transportation and Efficiency Act):** The Federal surface transportation authorization legislation, signed into law on December 18, 1991, which authorizes the Federal-aid highway, transit, and safety program for the Federal fiscal years 1992 through 1997.

**Manufactured Home:** A structure subject to federal regulatory standards (the National Manufactured Home Construction and Safety Standards Act) which is transportable in one or more sections; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air conditioning and electrical systems contained in the structure.

**Metropolitan Statistical Area (MSA):** A large population nucleus, together with adjacent communities that have a high degree of economic and social integration with that nucleus.

**National Ambient Air Quality Standards (NAAQS):** Standards promulgated by the federal Environmental Protection Agency for specified air pollutants, including suspended particulates, sulfur dioxide, carbon monoxide, nitrogen dioxide, ozone, hydrocarbons, and lead.

**Nontidal Wetlands:** Those wetlands, other than tidal wetlands, that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, as defined by the Federal Manual for Identifying and Delineating Jurisdictional Wetlands dated 1987, as it may be amended from time to time.

**Park:** Any public or private land available for recreational, educational, cultural, or aesthetic use.

**Planned development:** An area approved by the Board of Supervisors and planned and developed under a single master plan and containing one or more land uses.

**Public sewer system:** A sewer system owned and operated by a municipality, county, service authority, or sanitary district.

**Public water system:** A water system owned and operated by a municipality, county, service authority, or sanitary district.

**Redevelopment:** The process of developing land that is or has been previously developed.

**Resource Management Area (RMA):** That component of the Chesapeake Bay Preservation Area that is not classified as the resource protection area. RMAs include land types that, if improperly used or developed, have the potential for causing significant water quality degradation or for diminishing the functional value of the resource protection area.

**Resource Protection Area (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline that have an intrinsic water quality value because of the ecological and biological processes they perform or are sensitive to impacts that may result in significant degradation to the quality of state waters. The RPA also includes a buffer area, which is 100 feet wide measured from the landward side of the RPA.

**Revetment:** A sloping granite rock structure placed on filter fabric along the shoreline to dissipate wave energy. A revetment is also commonly known as “riprap”.

**Sanitary sewer:** Pipe conduits used to collect and carry away domestic, commercial, or industrial sewage from the generating source to treatment plants. Storm, surface, and ground waters are not intentionally admitted into sanitary sewers.

**Seawall:** A vertical or sloping structure, usually poured in place concrete, built parallel to the shoreline and designed to withstand the full force of waves.

**Septic system:** An underground system with a septic tank and one or more drainlines, depending on volume and soil conditions, which is used for the decomposition of domestic wastes.

**Setback:** The required minimum horizontal distance from any street right-of-way line, lot line, or other designated line that establishes the area within which buildings or structures may be erected.

**Shrink-swell soils:** Soils containing clays that shrink when dry and swell when wet.

**Street Classification:** Streets are referred to by the following functional classifications:

- **Access street:** The lowest order of street, designed to serve low volumes of traffic at low operating speeds. As its primary function is to provide access to individual lots, access streets should carry only the volume of traffic generated on the street itself. Cul-de-sacs and other terminal streets are typical of this order of street
- **Subcollector street:** The second order of street, designed to carry moderate volumes of traffic, at the same low operating speeds as access streets. Such streets collect traffic from access streets as well as provide access to individual lots. Long cul-de-sacs and other terminal streets may be within this order of streets where their traffic volumes exceed the standards for access streets.
- **Collector street:** The highest order of street generally permitted within a residential subdivision, designed to conduct and distribute traffic between streets of lower order and streets of higher order linking major activity centers. The class is further divided into “major” and “minor” collector based on traffic volumes.
- **Arterial street:** Includes streets and roads that function within a regional network conveying traffic between major activity centers. The purpose of such streets is to carry relatively large volumes of traffic at higher speeds. Such streets are not intended for direct residential lot access, while commercial or industrial lot access is typically controlled and limited to high trip volume generators. Like collector streets, the arterial class is further divided into “major” and “minor” arterial based on traffic volumes.
- **Expressways and freeways:** The highest order of roadway, designed exclusively for unrestricted movement of traffic. Access is only with selected arterials by means of interchanges.

**Subdivision:** The division of a lot, tract, or parcel of land into two or more lots, parcels, or other divisions of land for the purpose of transfer of ownership.

**TEA-21 (Transportation Equity Act for the 21<sup>st</sup> Century):** The Federal surface transportation authorization legislation that replaced ISTEA, which expired on September 30, 1997. TEA-21 authorizes the Federal-aid highway, transit, and safety program for the Federal fiscal years 1998 through 2003.

**Tidal Wetlands:** Vegetated and non-vegetated wetlands lying between and contiguous to mean low water and an elevation above mean low water equal to the factor 1.5 times the mean tide range.

**Volume/Capacity Ratio:** The ratio of the traffic volume on a given road to its carrying capacity.

**Watershed:** Any area lying within the drainage basin of any reservoir.

**Wetland:** An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that, under normal circumstances, does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

**Zoning:** The delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings.